040.0	0006	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	872,200 / 872,200
					USE VALUE:	872,200 / 872,200
					ASSESSED:	872,200 / 872,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79	-81	ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOM JOHN T & ANNIE
Owner 2:	
Owner 3:	
Street 1:	22 MAPLE ROAD
Street 2:	
Twn/City:	RANDOLPH
St/Prov:	MA Cntry: Own Occ: N
Postal:	02368 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,318 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2160 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5318.000	403,500	5,100	463,600	872,200
Total Card	0.122	403,500	5,100	463,600	872,200
Total Parcel	0.122	403,500	5,100	463,600	872,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.80 | /Parcel: 403.8

Legal Description

User Acct 27429

GIS Ref

GIS Ref

Insp Date 10/07/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 040.0-0006-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	403,600	5100	5,318.	463,600	872,300	872,300	Year End Roll	12/18/2019
2019	104	FV	313,500	5100	5,318.	492,600	811,200	811,200	Year End Roll	1/3/2019
2018	104	FV	313,500	5100	5,318.	359,300	677,900	677,900	Year End Roll	12/20/2017
2017	104	FV	293,900	5100	5,318.	313,000	612,000	612,000	Year End Roll	1/3/2017
2016	104	FV	293,900	5100	5,318.	266,600	565,600	565,600	Year End	1/4/2016
2015	104	FV	261,700	5100	5,318.	260,800	527,600	527,600	Year End Roll	12/11/2014
2014	104	FV	261,700	5100	5,318.	214,400	481,200	481,200	Year End Roll	12/16/2013
2013	104	FV	272,300	5100	5,318.	204,000	481,400	481,400		12/13/2012

!3363!

PRINT

Date	Time
12/10/20	18:38:18

LAST REV

Date	Time
10/16/17	11:28:24

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3363

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15708-412		7/1/1984		144,900	No	No		Y

USER DEFINED

Prior Id # 1:	27429
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2015	1386	Re-Roof	8,900					
7/29/2013	1135	Re-Roof	13,800	C				
7/16/1998	481	Manual	12,000					PORCHES/V SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
5/2/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
1/21/2009	Meas/Inspect	189	PATRIOT
3/28/2000	Inspected	263	PATRIOT
3/2/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5318		Sq. Ft.	Site		0	80.	1.09	1									463,632						463,600	

Total AC/HA: 0.12208 | Total SF/SM: 5318 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 463,632 | Spl Credit | Total: 463,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13611102
Const Adj.:	0.98980200
Adj $ / SQ:	191.169
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	584792
Depreciation:	181285
Depreciated Total:	403506

COMMENTS

1 OIL, 1 GAS SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

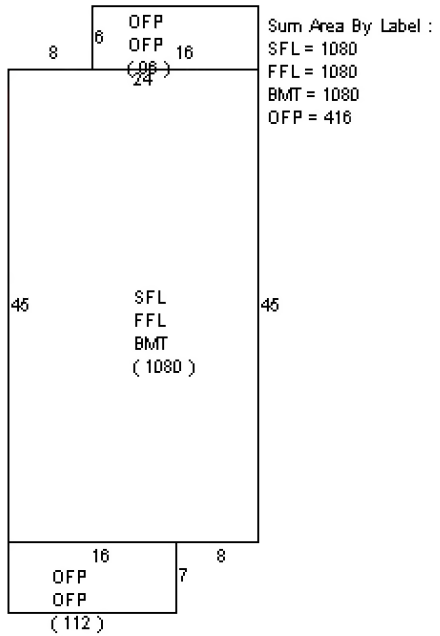
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	191.17
Special Features:	0	Val/Su Net:	110.37
Final Total:	403500	Val/Su SzAd	186.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	57.350	61,939
FFL	First Floor	1,080	191.170	206,463
SFL	Second Floor	1,080	191.170	206,463
OFP	Open Porch	416	20.260	8,427

Net Sketched Area:	3,656	Total:	483,292
Size Ad	2160	Gross Are	3656	FinArea	2160
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0006-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc